



OFFERED FOR SALE

WHITE OAKS BEEDEVILLE

An Agricultural and Recreational Investment Opportunity

160 (+/-) Acres • Jackson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

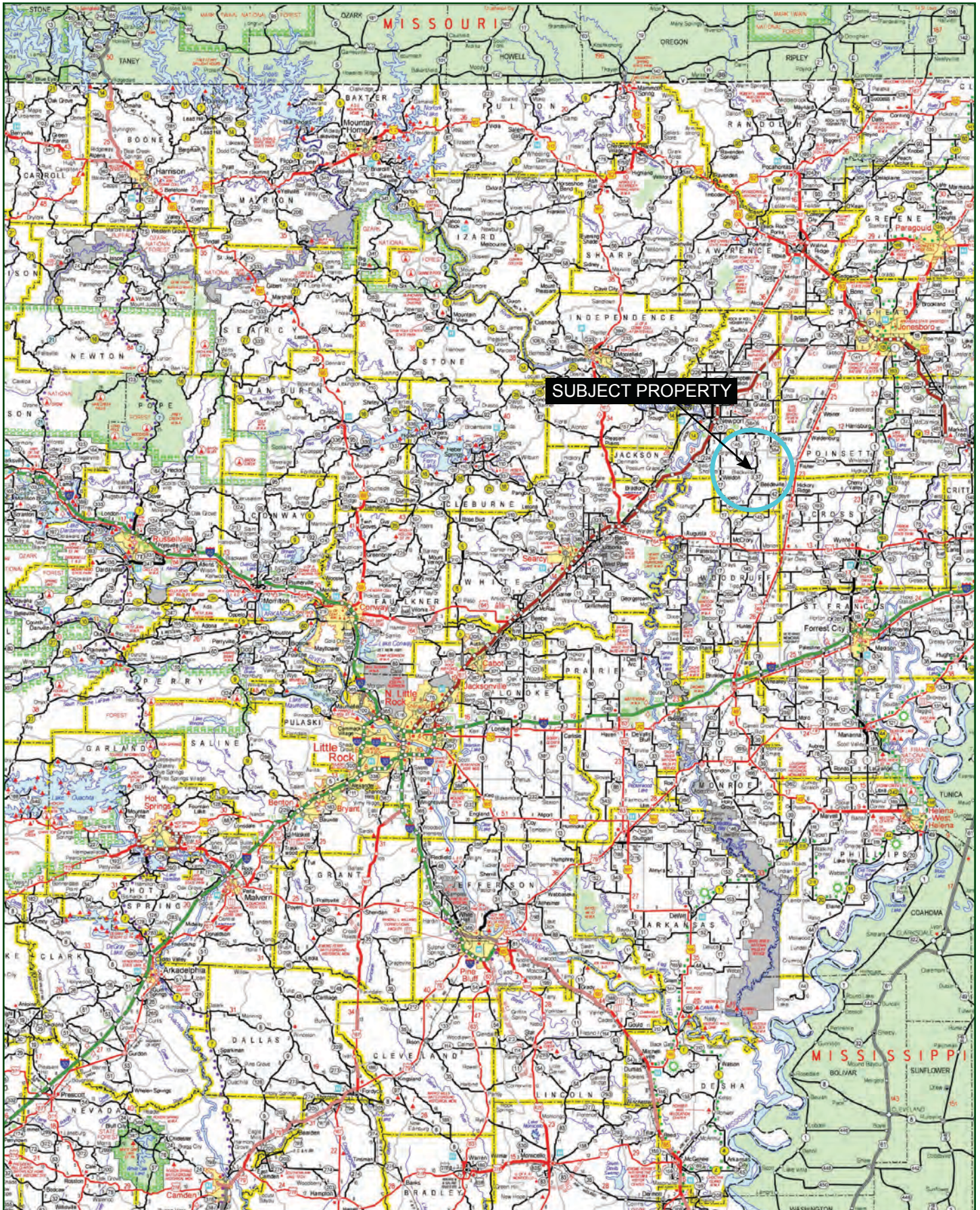
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

White Oaks Beedeville consist of 160 +/- total acres offering a great recreational investment opportunity located along the famous Cache River flyway in Jackson County, Arkansas. The property is located less than one mile east of the Cache River and borders the famous River Oaks Club. One great attribute of the ownership is that they have the neighboring 160 acres leased long-term which provides additional waterfowl rest areas for the ownership. The tract features 80 +/- acres of bottomland uneven aged mixed species hardwoods that provide green timber hunting in addition to another 20 +/- acres on the leased land that can also be artificially flooded in conjunction with the fee title woods.

The Jackson County Farm Service Agency reports a total of 81.23 +/- tillable acres that border the woods on the south. All of the tillable acreage is irrigated by a ten-inch electric turbine well. Another neat feature of the tillable acreage is that it has a "Concealed Comfort" pit located in the northwest portion of the field. Superb deer hunting opportunities also exist on the property. The property has great access from Arkansas State Highway 145 South.

This is a rare opportunity to acquire a property that has proven waterfowl green timber hunting in such a highly sought-after area. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Beedeville, Arkansas; Jackson County; Northeastern Region of Arkansas

Mileage Chart

Newport, AR	19 Miles
Augusta, AR	26 Miles
Jonesboro, AR	43 Miles

Acreage:

160 +/- total acres

- An additional 160 acres that borders the property on the west is leased, and reportedly this lease can potentially be assigned.

Access:

Access is from Arkansas State Highway 145 South.

Farm Bases:

Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Farming Contract:

The tillable acreage is rented for the 2020 crop year on a cash rent.

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-00807-001	81	\$129.15
001-00807-000	39	\$333.00
001-00846-000	40.00	\$349.00
Total	160.00	\$811.15

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation:

Outstanding duck and deer hunting opportunities exist on the property.

Offering Price:

\$1,200,000.00 (\$7,500.00 per acre)

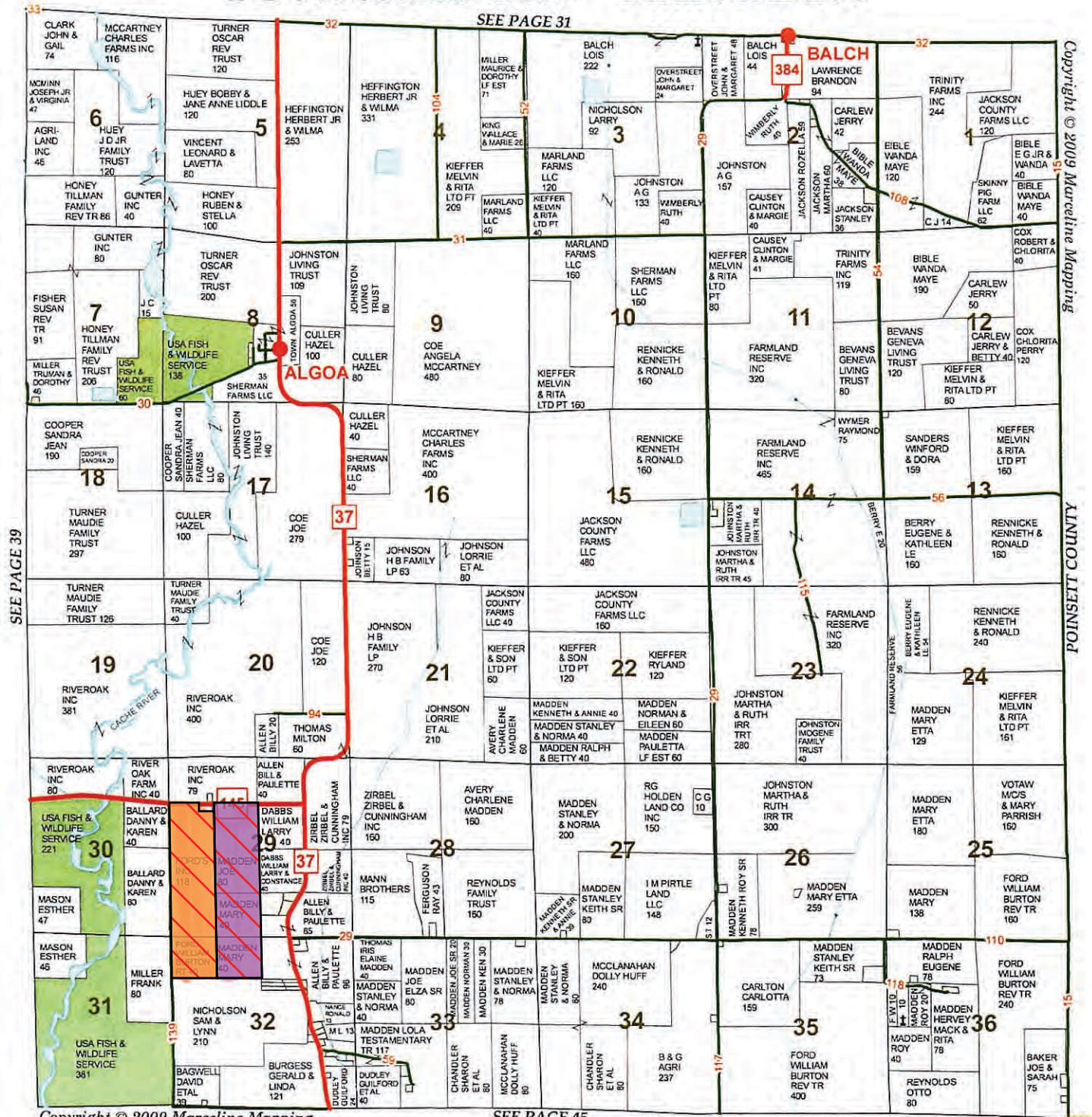
Contact:

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

OWNERSHIP MAP

TOWNSHIP 10N • RANGE 1W

SEE PAGE 31

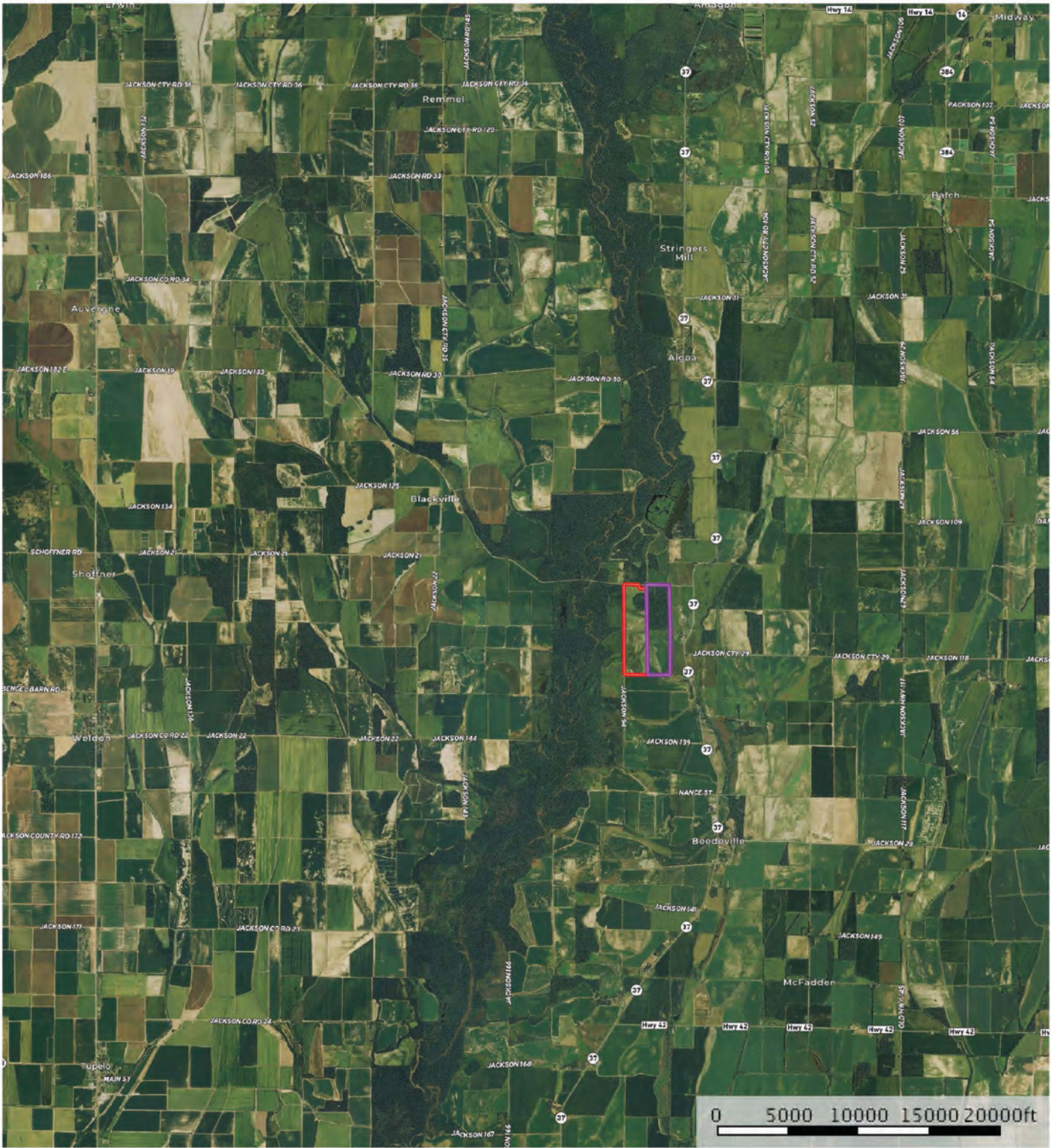


Copyright © 2009 Marceline Mapping

SEE PAGE 45

Leased Fee Title

AERIAL MAP I

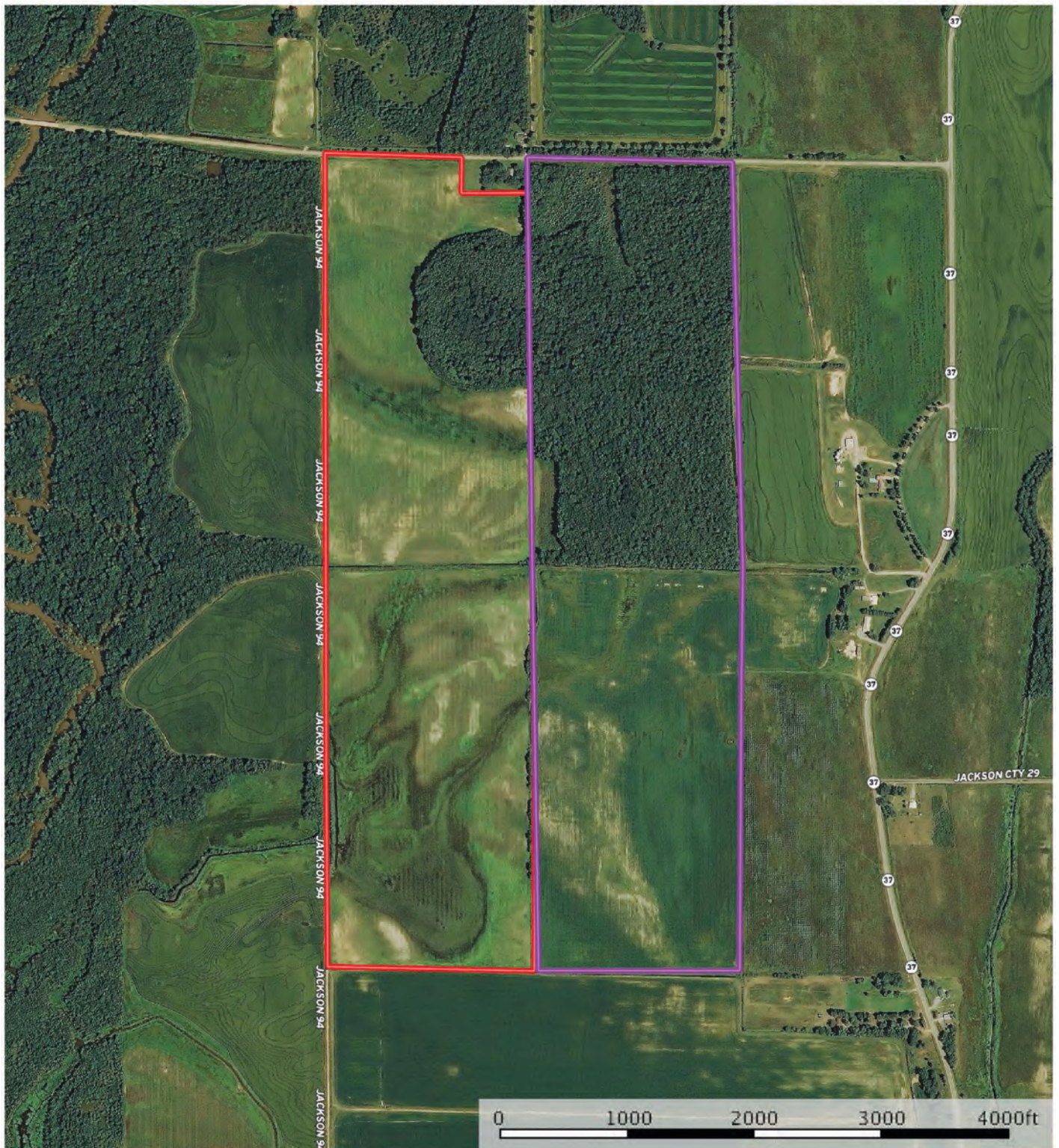


Fee Title Leased

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II

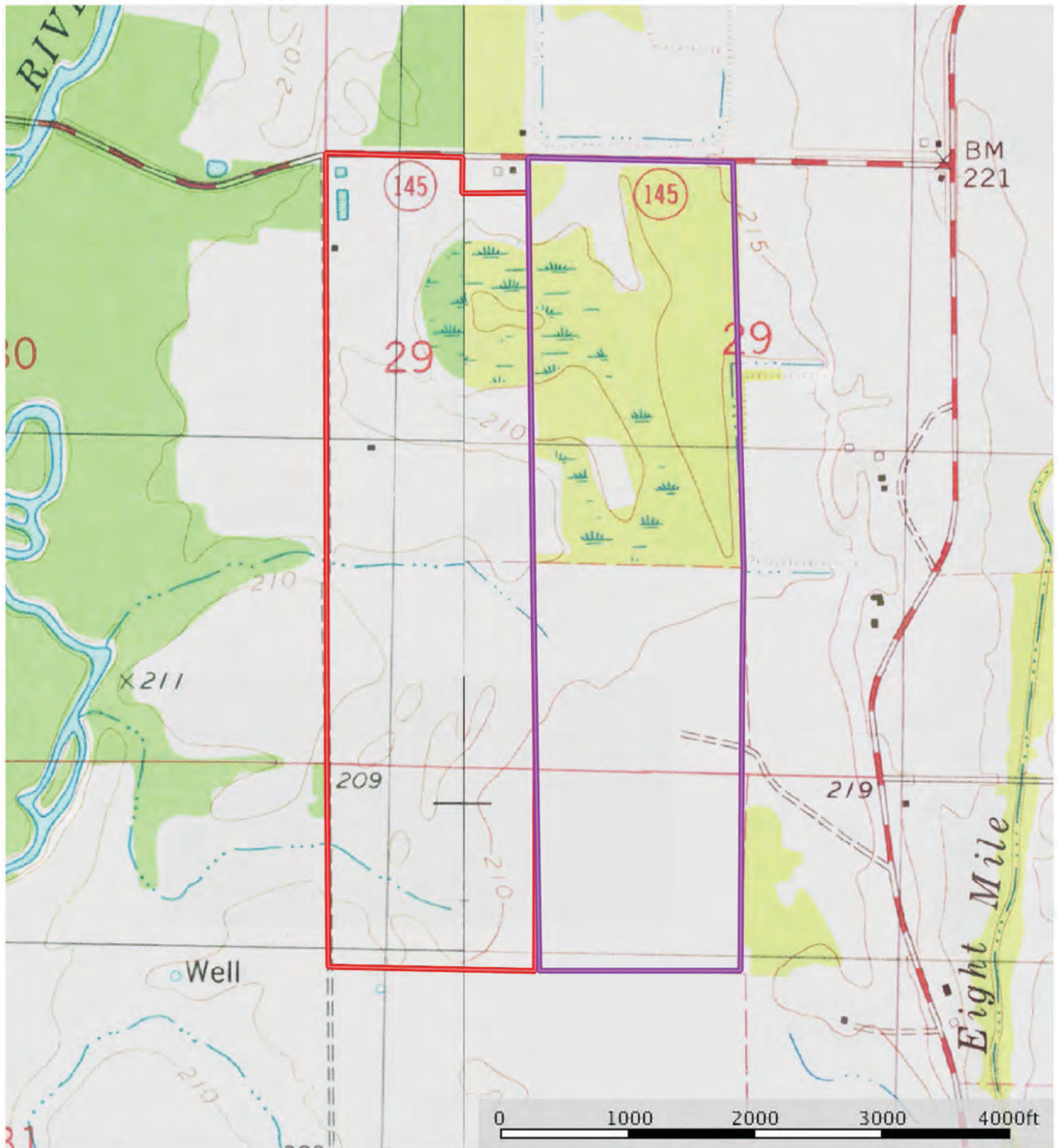


Fee Title Leased

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP

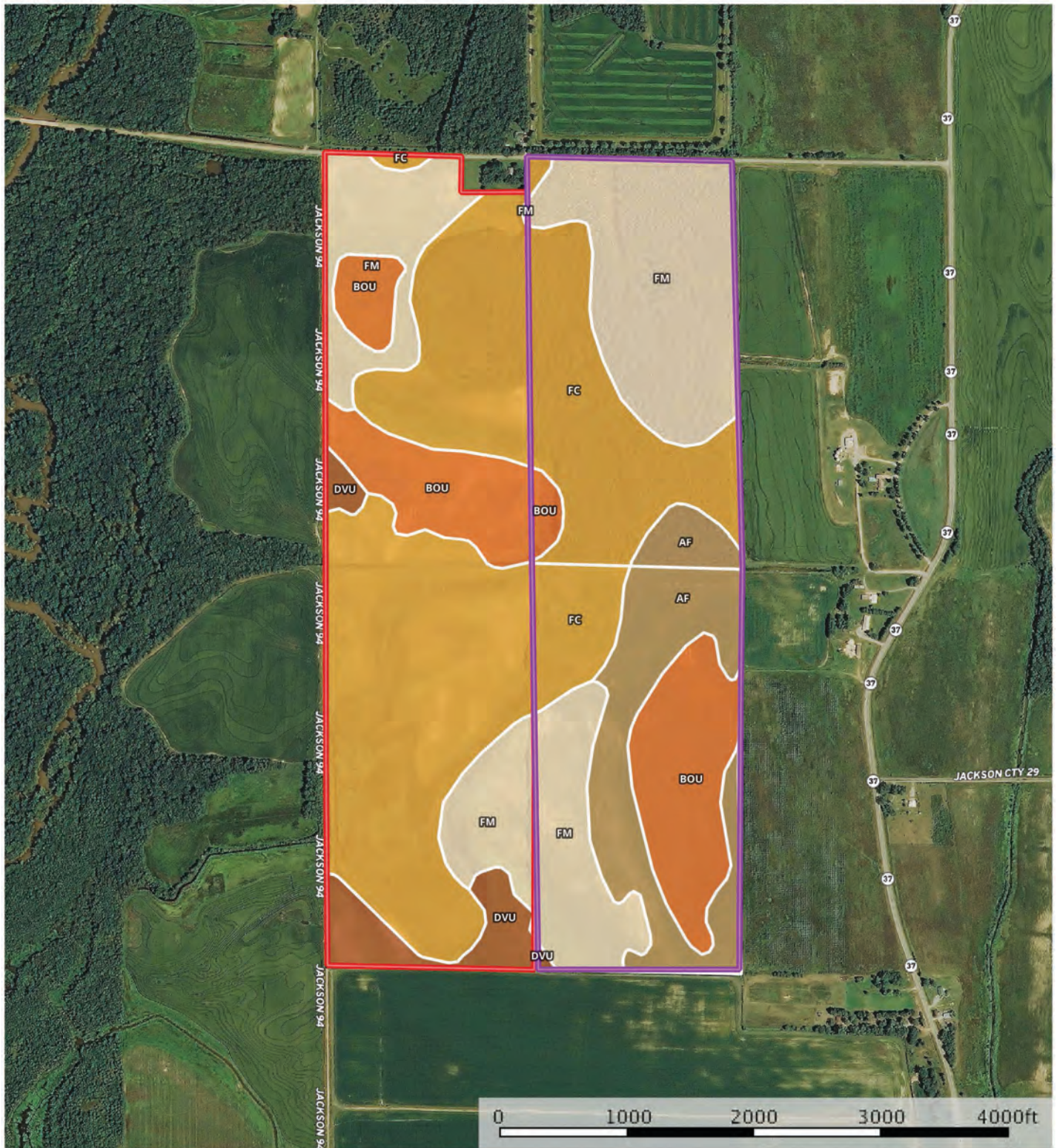


Fee Title Leased

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP



Fee Title Leased

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Af	Amagon and Forestdale silt loams	33.0	10.42	3w
BoU	Bosket fine sandy loam, 0 to 3 percent slopes	45.4	14.33	2e
Fm	Foley-Calhoun-McCrory complex	86.8	27.43	3w
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	139.4	44.04	3w
DvU	Dundee silt loam, undulating	11.9	3.76	2w
TOTALS		316.6	100%	2.82

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

FARM SERVICE AGENCY

ARKANSAS
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3903
Prepared : 2/6/20 9:57 AM
Crop Year : 2020

Tract 1008 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	43.00	0.00	16
Rice-Long Grain	33.80	0.00	4300
Rice-Medium Grain	3.20	0.00	4300
TOTAL	80.00	0.00	

NOTES

Tract Number : 1008

Description : P15/1B SEC29 T10N
FSA Physical Location : ARKANSAS/JACKSON
ANSI Physical Location : ARKANSAS/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CK LLC
Other Producers : CHARLTON CADE CRABTREE, CHAUNCEY COLE CRABTREE
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.23	81.23	81.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	81.23	2.10	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY



United States
Department of
Agriculture

Jackson County, Arkansas



Common Land Unit

PLSS

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2019

2020 Program Year

Map Created January 22, 2020

Farm 3903
Tract 1008

Tract Cropland Total: 81.23 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).















NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE